

030.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

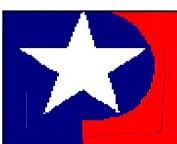
Total Card / Total Parcel

USE VALUE:

1,004,100 / 1,004,100

ASSESSED:

1,004,100 / 1,004,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
134 -136		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SOFRONAS JEAN D	
Owner 2:	
Owner 3:	

Street 1: 54 TUFTS STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: POULAKIDAS DEMETRIOS--ETAL -	
Owner 2: POULAKIDAS HELEN -	
Street 1: 54 TUFTS STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .12 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2964 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

104	Two Family	5217	Sq. Ft.	Site	0	80.	0.99	1		Med. Tr	-10			Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5217.000	589,000		415,100	1,004,100		20578
							GIS Ref
							GIS Ref
							Insp Date
							11/07/18

PREVIOUS ASSESSMENT								Parcel ID	030.0-0002-0002.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV	589,000	0	5,217.	415,100	1,004,100		Year end	12/23/2021	
2021	104	FV	561,700	0	5,217.	415,100	976,800		Year End Roll	12/10/2020	
2020	104	FV	561,800	0	5,217.	415,100	976,900	976,900	Year End Roll	12/18/2019	
2019	104	FV	415,800	0	5,217.	441,000	856,800	856,800	Year End Roll	1/3/2019	
2018	104	FV	415,800	0	5,217.	321,700	737,500	737,500	Year End Roll	12/20/2017	
2017	104	FV	389,400	0	5,217.	280,200	669,600	669,600	Year End Roll	1/3/2017	
2016	104	FV	389,400	0	5,217.	238,700	628,100	628,100	Year End	1/4/2016	
2015	104	FV	345,900	0	5,217.	233,500	579,400	579,400	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
POULAKIDAS DEME	43993-591		10/29/2004	Family			1	No	No	Helen Poulakidas dod 9/4/2013					
	13059-389		9/17/1976			53,000	No	No	N						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/29/2018	706	Re-Roof	11,162 C						11/7/2018	MEAS&NOTICE	HS	Hanne S					
									4/21/2009	Measured	372	PATRIOT					
									2/23/2000	Mailer Sent							
									2/23/2000	Measured	263	PATRIOT					
									10/1/1981		MM	Mary M					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	2	Rating: Good	A Bath:	Rating:									7	OFFP	22	3						
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									19		14							
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									UAT	SFL	FFL	BMT						
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:	WSFlue:	Rating:									4	44	6	4						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Good	A Kits:	Rating:									12	26	18							
Color: BEIGE	Frpl:	Frl:	Rating:	Lvl 2										14									
View / Desir:	WSFlue:	Name:	Rating:	Lvl 1										12	14	12							
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID															
Grade: C - Average	Year Blt: 1916	Eff Yr Blt:	Alt LUC:	Kits: 2	Rating: Good	1st Res Grid Desc: Line 1 # Units 2																	
Jurisdct:	Fact: .	Location:	Const Mod:	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Lump Sum Adj:		Total Units:		Frpl:	Rating:	Other																	
INTERIOR INFORMATION				WSFlue:	Rating:	Upper																	
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Floor:		Lvl 2		Lvl 1																	
Sec Int Wall:	%	% Own:		Lvl 1		Lower																	
Partition: T - Typical		Name:		Totals	RMS: 12	BRs: 6	Baths: 2	HB															
Prim Floors: 3 - Hardwood																							
Sec Floors:	%																						
Bsmnt Flr: 12 - Concrete																							
Subfloor:																							
Bsmnt Gar:																							
Electric: 3 - Typical																							
Insulation: 2 - Typical																							
Int vs Ext: S																							
Heat Fuel: 1 - Oil																							
Heat Type: 3 - Forced H/W																							
# Heat Sys: 2																							
% Heated: 100		% AC:																					
Solar HW: NO	Central Vac: NO																						
% Com Wal	% Sprinkled																						
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 030.0-0002-0002.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:													Total Special Features:					Total:				